

Date:

Application # 10310-00000-00450

City of Columbus ■ Department of Building and Zoning Services ■ 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522



Comments: _____ Commission/Group: _____
Date Received: 18 Oct 2010 Planning Area: _____
Date of Hearing: 28 Dec 2010 Acreage: _____
Zoning Fee: \$315 Address Fee _____
Existing Zoning _____ Accepted by: AF

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Section 3332.38

LOCATION

1. Certified Address Number and Street Name 1091 Oak Street
City Columbus State Ohio Zip 43205
Parcel Number (only one required.) 010-019872

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name _____
3. Address _____ City _____ Zip _____
4. Phone# _____ Fax # _____
5. Email Address _____

PAID
OCT 18 2010

PROPERTY OWNER(S)

6. Name Hugh A. Greentree and Mae L. Young (Mae L. Greentree)
7. Address 1091 Oak Street City Columbus, OH Zip 43205
8. Phone# (614) 429-3110 Fax # _____
9. Email Address hugh_greentree@hotmail.com

BUILDING & ZONING SERVICES

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
11. Address _____ City _____ Zip _____
12. Phone# _____ Fax # _____
13. Email Address _____

SIGNATURES

14. Applicant Signature _____
15. Property Owner Signature _____
16. Attorney/Agent Signature _____

One Stop Shop Zoning Report

Building Services Division

Department of Development

Report date: 10/20/2010 10:36:32 AM

Parcel Report

Parcel ID	Owner	Address
010019872	GREENTREE HUGH A YOUNG MAE LEA	1091 OAK ST COLUMBUS OH 43205

Base Zoning Report

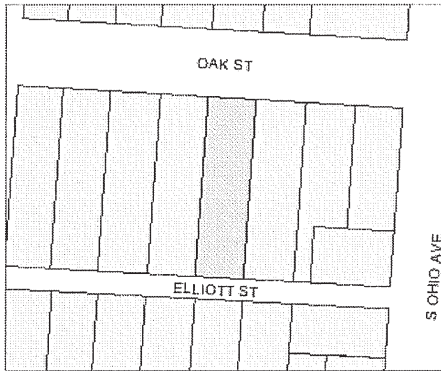
Case Number	<u>Classification</u>	Height District	Map Number	General Zoning Category	Limitation Text (View Document)
Z93-023A	R3	H-35	36	Residential	

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Near East Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

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1091 OAK STREET

AFFIDAVIT

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1091 OAK STREET



(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Hugh A. Greentree of
(1) MAILING ADDRESS 1091 Oak Street, Columbus, OH 43205

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services on **(3)** _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME

(4) Hugh A. Greentree and Mae L. Young (Mae L. Greentree)

AND MAILING ADDRESS

1091 Oak Street, Columbus, OH 43205

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Near East Area Commission
Kathleen Berry, Chair, 489 Linwood Ave., Columbus, OH
43205 (614) 252-3283

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME **(6A)** ADDRESS OF PROPERTY **(6B)** PROPERTY OWNER(S) MAILING ADDRESS

☒ **(7)** Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) 

Subscribed to me in my presence and before me this 18th day of October, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) 

My Commission Expires:

David W. Burwell, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Notary Seal Here

STATEMENT OF HARDSHIP

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1091 OAK STREET



APPLICATION #

3307.09 Variances by Board.

- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that do not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C.** Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

1. The property is a three bedroom house that is smaller than many of neighboring properties. The property has a disproportionately small basement and does not have sufficient closet space to allow for adequate storage. Also, repairs are needed for the foundation and support beams in the basement that will further reduce the amount of storage space available in the basement.
2. The property was purchased in its current condition. The current owners did not have any influence over the layout of the house or the amount of storage space integrated into the layout.
3. Additional storage space is needed so that this property will be consistent with the neighboring properties.
4. The property is a 100 year old residential property in a neighborhood where detached garages and carriage houses are the common. Modern zoning overlays have been applied to the area that are not consistent with the pre-existing development pattern-- the neighborhood includes restaurants, churches, and other non-residential uses. Applicant is requesting a variance for height of the proposed garage. Within four blocks of the proposed garage, there are four or more garages that are equal to or greater in height to the proposed garage. Internal modifications and structural repairs in the residence have reduced the amount of square footage in the basement as compared to other properties in the neighborhood, and the proposed garage space will make the property consistent with the neighborhood. The proposed height of the garage which is requested to be sixty five (65) inches above code, is consistent with the existing conditions in the neighborhood.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M DATE: 10/15/10



Disclaimer

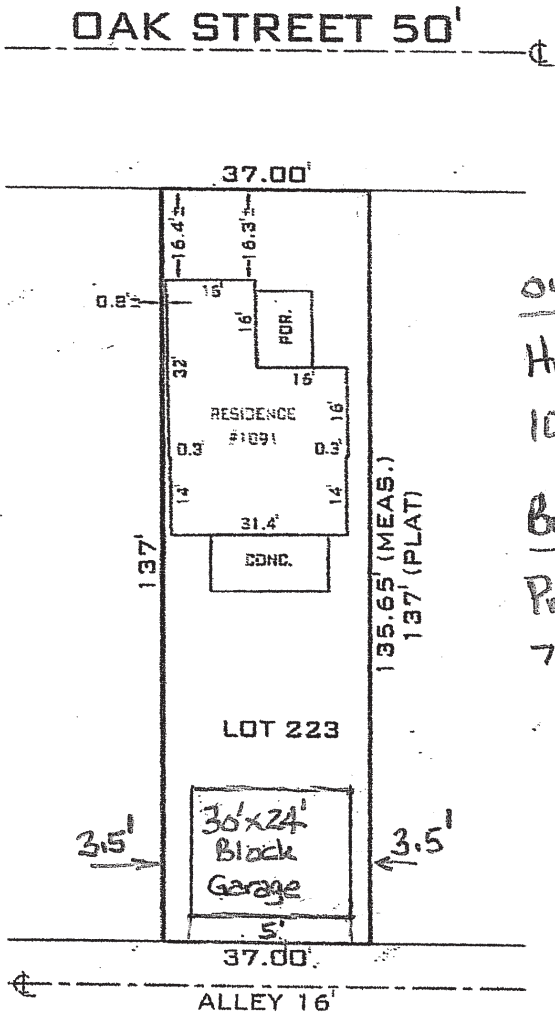
This map is prepared for the real property inventory survey plats, and other public records and data. Us information sources should be consulted for verifc county and the mapping companies assume no lega Please notify the Franklin County GIS Division of a

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Scale = 60

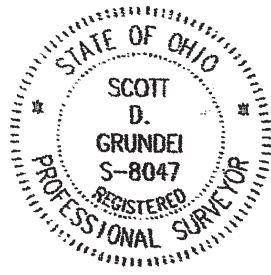


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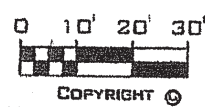
owner:
Hugh Greentree
1091 Oak St.

Builder:
Priestas Brothers Builders
7721 Clear Creek Ct



Scott D. Grunel

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT



DRAWN BY: HM LSGI #: 117050 DATE: 11-09-2009 SCALE: 1"=30'

CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

2099 WEST FIFTH AVENUE
COLUMBUS, OHIO 43212

LANDMARK SURVEY GROUP
T.614-485-9000 / F.614-485-9003
WWW.LANDMARKSURVEY.COM

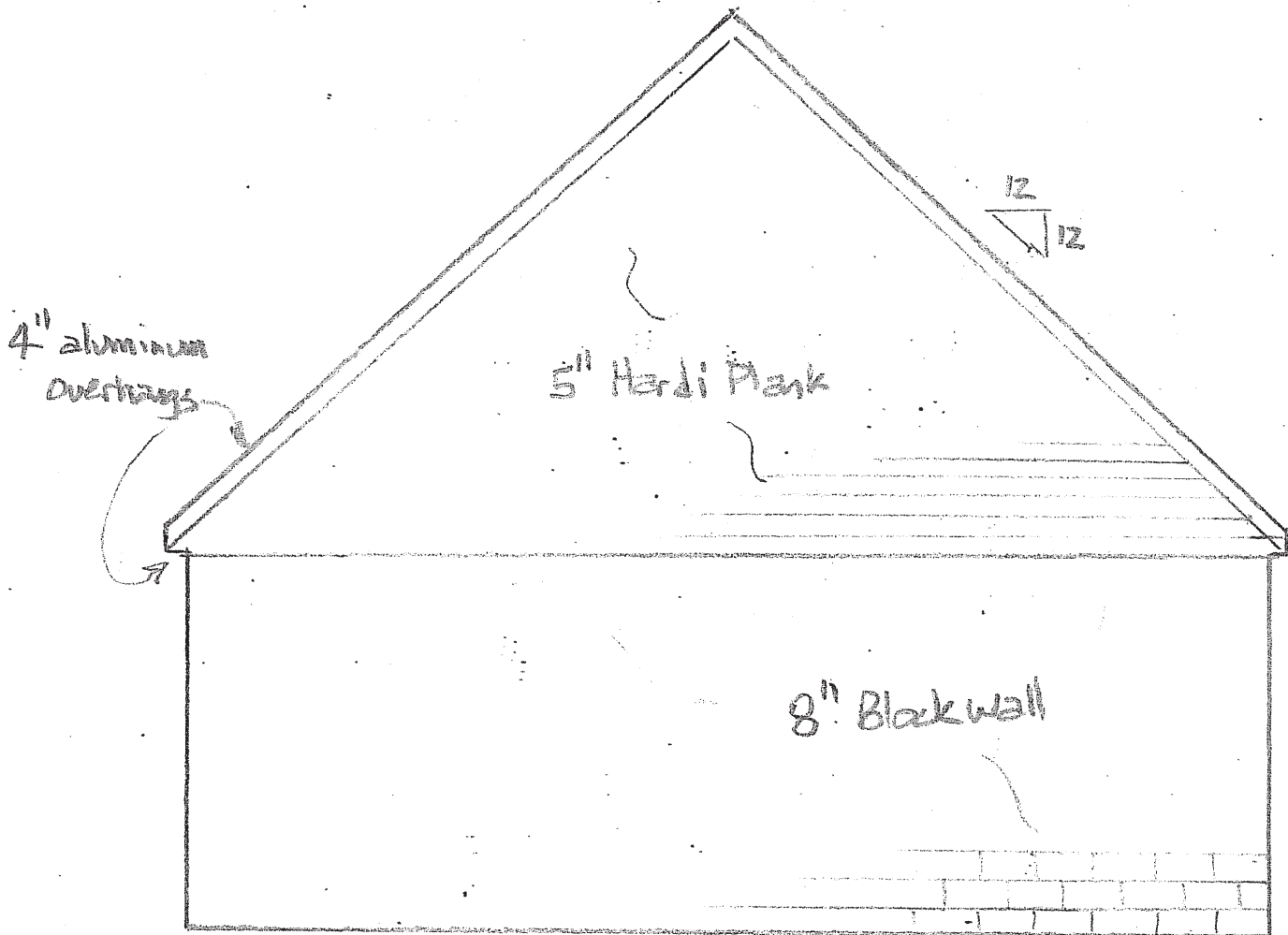


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PRIESTAS BROTHERS BUILDERS

- Residential
- Small Commercial
- Room Additions
- Garages

- Driveways
- Trenching
- Grading



- owner: Hugh Greentree
1091 Oak St.

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1091 OAK STREET

* 30'x24' Block Garage

- 12/12 Roof Pitch

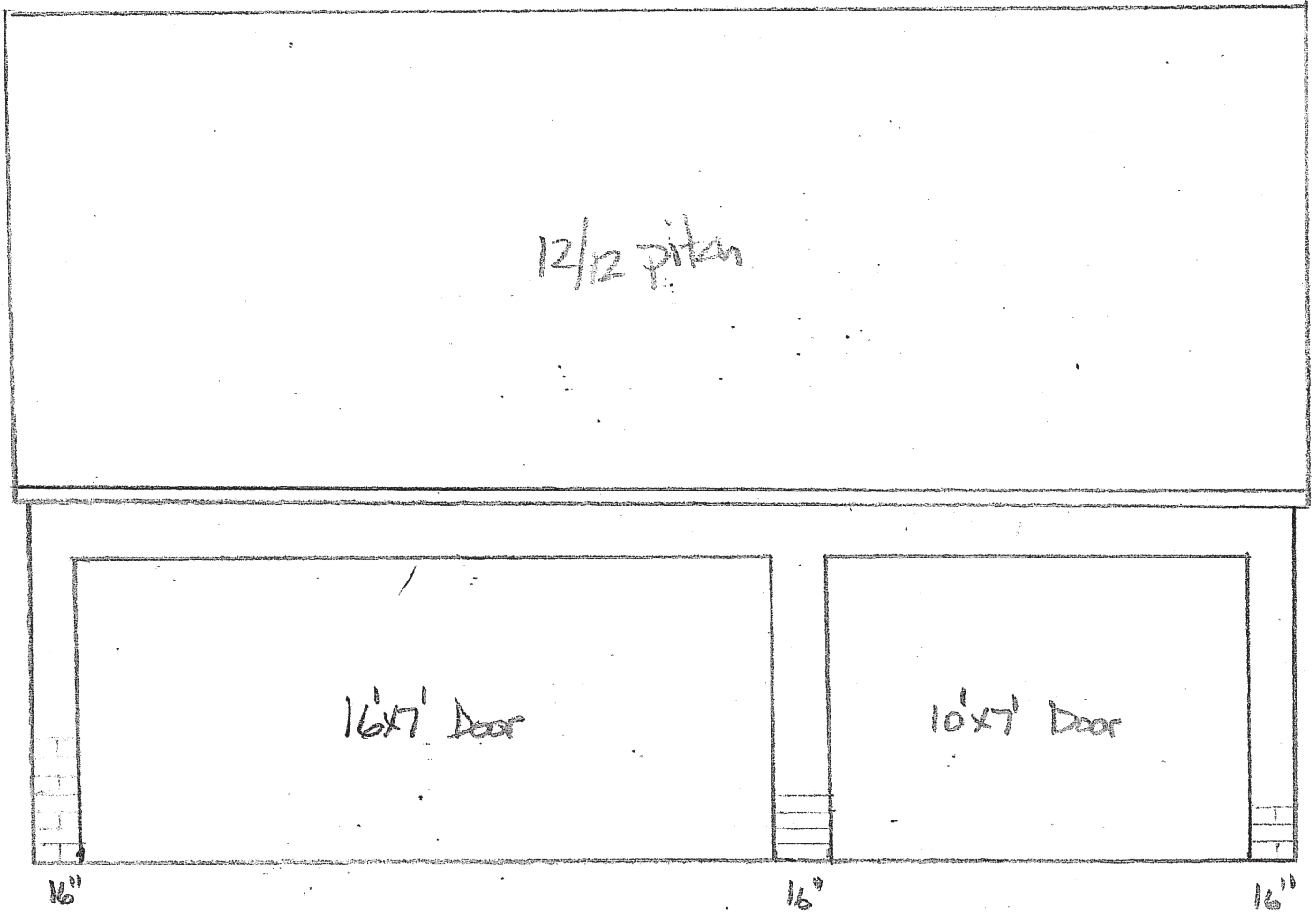
- Attic Storage

- 4" aluminum overhangs

Scale $\frac{1}{4}" = 12"$

PRIESTAS BROTHERS BUILDERS

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading



- owner: Hugh Greentree
1091 Oak St.

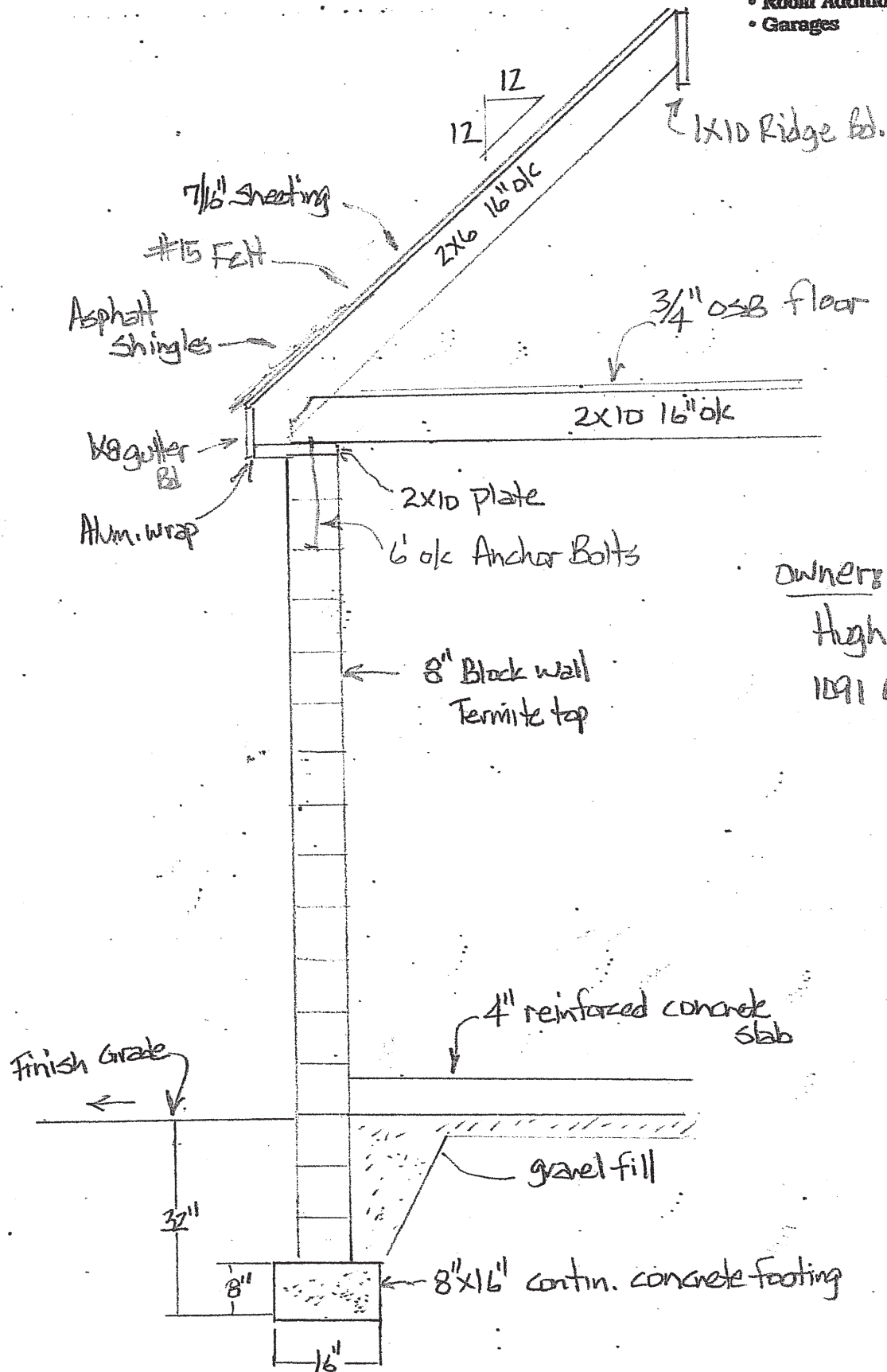
10310-00000-00450
1091 OAK STREET

- * 30'x24' Block Garage
- 12/12 Roof Pitch
- Attic storage
- 4" aluminum overhangs

Scale $\frac{1}{4}" = 12"$

PRIESTAS BROTHERS BUILDERS

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading

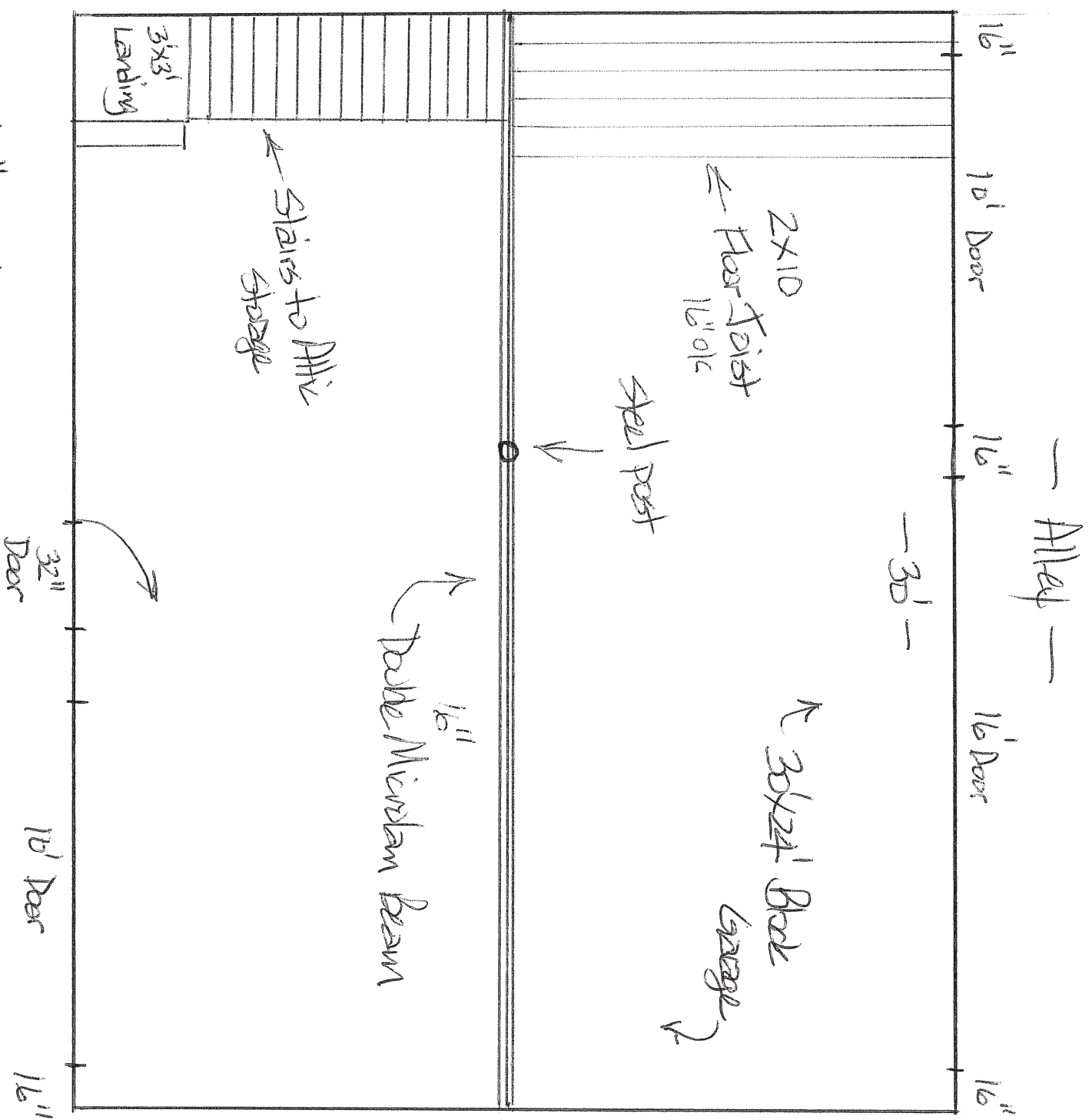


Owner:

High Greentree
1091 Oak St.

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1091 OAK STREET



Scale = $\frac{1}{4}'' = 12''$

-High Gabletree
1091 Oak St.

12/12
Roof Ptn

Priest's Brothers Builders



Signature of Applicant

Date 10/18/2010

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # **10310-00000-00450**
1091 OAK STREET

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

HUGH A GREENTREE 1091 OAK STREET COLUMBUS OH 43205

MAE L GREENTREE 1091 OAK STREET COLUMBUS OH 43205

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of October, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David W. Burwell, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Notary Seal Here